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PLANNING COMMISSION MEETING July 5, 2022

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PROPERTY OWNER: Laurence and Denice Crabtree
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TYPE OF APPLICATION: Rezone and Parcel Map (Segregation of Homesite)

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LASSEN COUNTY PLANNING COMMISSION
STAFF REPORT
July 5, 2022

FILE NUMBER:	RZ 2022-001 & PM 2022-003
PROPERTY OWNER:	Laurence and Denice Crabtree
TYPE OF APPLICATION:	Rezone and Parcel Map (Segregation of Homesite)
GENERAL LOCATION:	661-960 Susanville Road (Big Valley)
ASSESSOR'S PARCEL NUMBER:	003-090-025
PROJECT SITE ZONING:	A-1
GENERAL PLAN:	"Intensive Agriculture" pursuant to the <i>Lassen County General Plan, 2000</i>
ENVIRONMENTAL DOCUMENT:	Exempt under Sections 15061(b)(3), 15183, 15300.4, and 15315 of the CEQA Guidelines
APPEAL:	Lassen County Code Section 18.112.050 states that "any person not satisfied with the action of the planning commission... may, within ten days of the notice of the commission's action, appeal in writing to the board of supervisors."
ASSIGNED STAFF:	Nancy McAllister, Senior Planner

AUTHORITY FOR APPLICATION:

Procedure for Precise Zoning and Amendments, Lassen County Code Chapter 18.124
Government Code Section 66410 et seq., Subdivision Map Act
Lassen County Code Chapter 16.20, Parcel Maps
Segregation of Homesite, Lassen County Code Section 18.108.250

REGULATING AGENCIES:

Agency

Planning Commission

Board of Supervisors

Public Works

Big Valley Fire Protection District

Environmental Health

Surveyor's Office, Department of
Planning and Building Services

Identified Permits/Approvals

Recommendation to Board on Tentative
Parcel Map and Rezone Approval

Approval

Encroachment Permits

Fire Protection

Well, Septic, & Water Supply

Parcel Map processing

PROJECT DESCRIPTION: Proposal to rezone a single 79-acre legal parcel from A-1 (General Agricultural District) to A-3 (Agricultural District), and divide said parcel into a 1-acre parcel (Parcel 1, "homesite" parcel) and a 78-acre parcel (Parcel 2), pursuant to Lassen County Code Section 18.108.250 (Segregation of Homesites in Agricultural Zones).

PROJECT SITE CHARACTERISTICS: The subject parcel is located at 661-960 Susanville Road, approximately 4 miles northeast of Bieber, CA, Assessor Parcel Number (APN) 003-090-025. The subject parcel is currently zoned A-1 (General Agricultural District) and has a land use designation of “Intensive Agriculture” pursuant to the *Lassen County General Plan, 2000*. A rezone A-3 is necessary to facilitate a segregation of homesite application, which is only allowed in the A-3, E-A, U-C, and U-C-2 districts. The A-3 zoning district is compatible with the “Intensive Agriculture” General Plan designation.

APN 003-090-025 is located within the Local Responsibility Area (LRA) for fire protection (Big Valley Fire Protection District), and is not within a Very High fire hazard severity zone. It is located within the Federal Emergency Management Agency (FEMA) Flood Zone “X”, which is not part of the 100-year flood zone as described by FEMA (Panel #06035C0075D, 9/3/2010).

According to the applicant, existing improvements on proposed Parcel 1 include a single-family residence, septic system, well, garage, two sheds, and a chicken coop, and existing improvements on proposed Parcel 2 include a single-family residence, septic system, well, and various outbuildings.

ACCESS/REQUIREMENTS: The tentative parcel map submitted for Parcel Map #2022-003 shows that access to the subject property is by way of Susanville Road, County Road No. 422, which is in the Lassen County maintained road system. The existing parcel currently abuts this road and both proposed parcels would directly abut it as well, if the proposed parcel map were approved.

Pursuant to Lassen County Code Section 9.16.190, multiple access is required for parcel map applications, unless otherwise recommended by the county fire warden or the responsible fire protection agency, and approved by the county, based on one or more of the following findings:

1. The acreage divided by the map will not result in parcels below forty acres in size; or
2. The proposed division is within an unclassified fire hazard area; or
3. The length of dead-end roads meets criteria established in section 1273.08 of the State Fire Safe Regulations; or
4. The potential number of lots/parcels to be served by the one access route would not warrant a second route of ingress/egress; or
5. An adequately maintained and continuously available emergency fire escape road is available. An emergency “fire escape road” requires a minimum twenty-foot right-of-way with a sixteen-foot-wide roadbed. The right-of-way may be a deeded easement or an alternative acceptable to the department of public works. Emergency fire escape roads are to be posted with an approved sign; or
6. The resulting lots/parcels front on an existing publicly maintained road; or
7. Other suitable measures are recommended by the county fire warden or the responsible fire agency for approval.

The proposed parcels meet the above requirements of number six, and likely also number two.

SURROUNDING PROPERTY CHARACTERISTICS AND ZONING: Parcels immediately surrounding the subject parcel consist primarily of agricultural uses, with vacant parcels to the west and northwest. Said parcels are zoned as illustrated in the table below:

	Zoning (see notes at bottom)	Parcel Size (acres)	Land Use Designation (<i>Lassen County General Plan, 2000</i>)
North/Northeast	E-A-A-P*	158.21	“Intensive Agriculture”
East	A-1**	79.07	“Intensive Agriculture”
South/Southeast	A-1**	100	“Intensive Agriculture”
Southwest	A-1**	70	“Intensive Agriculture”
West	A-1**	70	“Intensive Agriculture”
Northwest	A-1**	38.16	“Intensive Agriculture”

*E-A-A-P (Exclusive Agricultural Agricultural Preserve Combining District)

**A-1 (General Agricultural District)

GENERAL PLAN: The subject parcel has a “Intensive Agriculture” land use designation pursuant to the *Lassen County General Plan, 2000*, and is described in said plan, with relevant land use goals and policies, as follows:

Lassen County General Plan, 2000

Intensive Agriculture

The Intensive Agriculture designation identifies lands devoted to or having high suitability potential for the growing of crops and/or the raising of livestock on natural or improved pasture land. It requires the provision of parcel sizes large enough to support agricultural land use and production. Intensive Agriculture areas also provide a variety of open space resources including wildlife habitat and scenic resources.

To the extent that residential uses are allowed, building intensity will generally not exceed DUA. Population density will generally average .067 PPA. Exceptions to these averages would include limited farm labor housing facilities.

Land Use Element

Land Use Issue 2. Growth and Development

Goal L-5: *Orderly, contiguous growth and appropriate land-conserving densities as alternative to sprawl and “leap-frog” development.*

LU-9 Policy: *County zoning and subdivision regulations shall protect agricultural and open space lands, including grazing lands and wildlife habitat, by not allowing land divisions intended for residential use to be developed in areas which are not specifically designated in the*

General Plan or an area plan for community development land use (e.g., rural residential, agricultural residential, or mountain resort) and zoned accordingly.

LU-10 Policy: *Subdivision map applications proposing to create parcels primarily for residential development shall not be approved in areas outside of fire protection districts (with limited exceptions, supported with special findings, through processes such as Segregation of Homesites, etc.).*

Agriculture Element

Goal A-1: *Conservation of productive agricultural lands and lands having substantial physical potential for productive agricultural use, and the protection of such lands from unwarranted intrusion of incompatible land uses and conversion to uses which may obstruct or constrain agricultural use and value.*

AG-1 Policy: *The County recognizes that land having the physical characteristics (e.g., soil) for production of agricultural crops and livestock is a resource of significant value which needs to be protected for its economic value, its contribution to the character of the community, and its environmental and scenic values.*

AG-4 Policy: *In order to support the existing and future economic value and viability of agricultural lands, including grazing lands, such lands should remain in relatively large units. Except in limited circumstances pursuant to the County's zoning ordinance (e.g., segregation of homesites, use permits, etc.), County zoning and subdivision regulations shall protect agricultural lands by not allowing isolated subdivisions intended primarily for residential use to be developed in areas which are not specifically designated in the General Plan or an area plan for a community development land use (e.g., rural residential) and zoned accordingly.*

Goal A-3: *Maintain an orderly process and review criteria for the consideration of project proposals which may result in the conversion of agricultural lands to uses which are not primarily agricultural or directly related to agriculture, consistent with related policies of the General Plan which are intended to protect agricultural resources and land uses.*

AG-13 Policy: *The operation of a minor non-agricultural activity by the owner of agricultural land on lands designated for agriculture, when such use is clearly subordinate to and does not reduce, constrain, or interfere with agricultural operations on the property or in the vicinity, shall not be interpreted by the County as a "conversion" of agricultural land pursuant to the General Plan. Examples include, but are not limited to, bed-and-breakfast establishments, hunting and other small lodges, guest ranches, and home occupations.*

Goal A-8: *Administrative relief in limited circumstances when the creation of a parcel is needed for a homesite or other special need related to an agricultural operation when the resulting parcel would be smaller than otherwise required in the agricultural area.*

AG-25 Policy: *The County may establish and administer processes to allow, under limited circumstances and with appropriate findings, the division of land in agricultural zones in order*

to create special parcels which would be smaller than the size of parcels generally required in the agricultural areas. Approval of such processes (e.g., "Segregation of Homesites", ancillary to an approved use permit, or other processes) shall not be construed to be a "variance" of the County Code and may be exempted from the required findings of an "agricultural conversion". When supported by appropriate findings, such land divisions shall not be regarded as inconsistent with the intent of the agricultural land use designation.

Implementation AG-R: *The County shall maintain zoning and land division provisions which specify application and review processes for the segregation of homesites and creation of other parcels pursuant to this policy. The processes shall specify findings to clarify and determine when such proposals are justified.*

LASSEN COUNTY CODE: Lassen County Code Section 18.124.010 et seq. establish the regulations regarding the rezone (zoning amendment) process more generally. Lassen County Code Sections 18.124.030 and 18.124.040 in part require that the Planning Commission hold a public hearing and “submit a report of its findings and a summary of such hearing, together with its recommendations with respect to the proposed amendment” to the Board of Supervisors. Lassen County Code Section 18.124.050(a) requires that the Board of Supervisors receive the Planning Commission’s report and provides that the Board of Supervisors may adopt the proposed amendment within 90 days of such receipt.

Pursuant to Code Section 16.20.085, if a tentative parcel map application is to be considered by the County in conjunction with an application for a rezoning, the Planning Commission’s action, pursuant to either Section 16.20.070 or 16.20.080, shall be advisory to the Board of Supervisors. The Board shall have the authority to approve, conditionally approve or deny the tentative parcel map application. Information on Code Sections 16.20.070 and 16.20.080 is provided below for reference.

According to Lassen County Code Section 16.20.070, the Planning Commission may approve the tentative map if it finds that the parcel map, together with its provisions for its design and improvements, is consistent with the applicable general or specific plans adopted by Lassen County. Said section also states that the Planning Commission may modify or delete any of the conditions of approval recommended in the Technical Advisory Committee report, except conditions required by county ordinance, and may add additional requirements as a condition of its approval.

According to Lassen County Code Section 16.20.080, the Planning Commission may deny the tentative map on any of the grounds provided by county ordinances or the Subdivision Map Act. The Planning Commission shall deny approval of the tentative map if it makes any of the following findings:

- 1. That the proposed map is not consistent with applicable general and specific plans;*
- 2. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans;*
- 3. That the site is not physically suitable for the type of development;*

4. *That the site is not physically suitable for the proposed density of development;*
5. *That the design of the subdivision or the proposed improvements are likely to cause*
6. *substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;*
7. *That the design of the subdivision or the type of improvements is likely to cause serious public health problems;*
8. *That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements for access or for use will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.*

In the A-3 zoning district, the subdivision of property in order to legally separate one homesite (of one to 40 acres) from the remaining agricultural land may be allowed pursuant to Lassen County Code Section 18.108.250 (Segregation of Homesites in Agricultural Zones), which reads as follows:

- a) In the A-3, E-A, U-C, and U-C-2 districts, the subdivision of property in order to separate legally one homesite from the remaining agricultural land may be allowed pursuant to this section. The application for subdivision shall include a proposed plan of development and use for the entire area of existing parcels under the same or related ownership, containing the site of one or more existing or proposed dwellings. The planning commission may approve such applications only after finding, in addition to other findings, that:
 - i. The proposed parcel is not greater than forty (40) acres, or an aliquot portion of a section of land consisting of one-quarter of one-quarter section, or five percent (whichever is greater) of the agriculturally-zoned land held in contiguous ownership by the project applicant at the time of the application, and not less than one acre;
 - ii. The remaining parcel of contiguous ownership of the project applicant will not be less than the required minimum parcel size of the agricultural district(s) in which the lands are located;
 - iii. The proposed segregation and development will not reduce the capabilities for agricultural use of the non-homesite parcel and surrounding properties;
 - iv. The proposed segregation and development is justified or made necessary by the occupancy of homesites, ownership of property, organizational structure of the farm business, financing requirements, retirement planning or similar circumstances;

- v. The proposed parcels meet the requirements of the county health department for sewage disposal and water supply.
- b) Prior to the division being effective, the owner or owners of the property included in the approved subdivision shall execute and cause to be recorded in the office of the recorder of Lassen County a restriction binding upon the original owners and their heirs, successors and assigns, which disallows additional homesites to be segregated, pursuant to this section, from the property until at least ten years has elapsed from the date of recordation of the subdivision instrument.

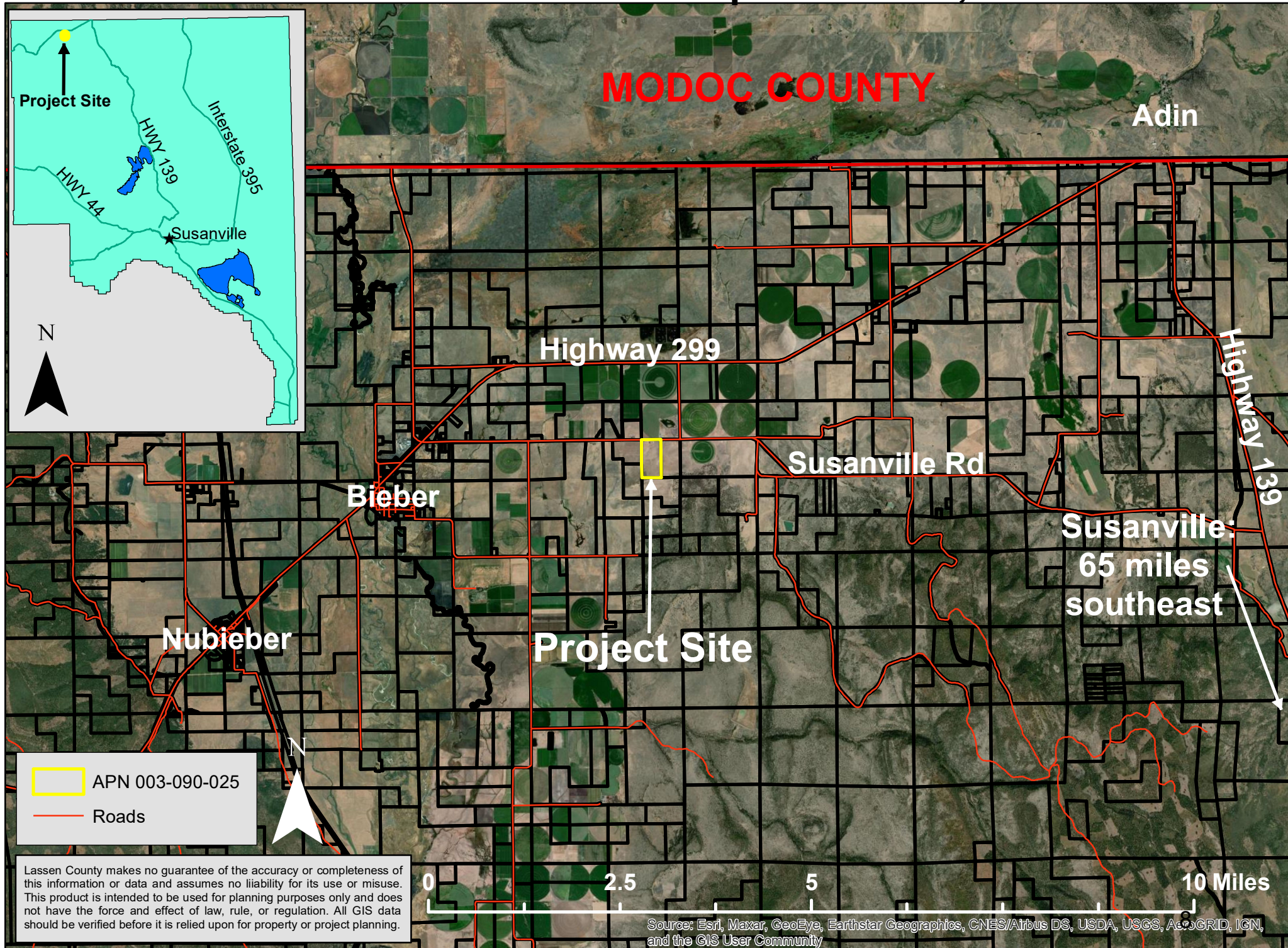
The proposed division is consistent with Section 18.108.250 and is therefore eligible for segregation, assuming approval and execution of the proposed rezone. The proposed homesite (Parcel 1) meets the allowed parcel size of one to 40 acres at one acre, and proposed Parcel 2 meets the 75-acre minimum parcel size of the A-3 zoning district at 78 acres. The proposed segregation will not reduce the agricultural capabilities of Parcel 2, as no modifications or changes are being made to its use. Further, the above code section disallows additional homesites to be segregated from the property for at least 10 years.

ENVIRONMENTAL DOCUMENT: The proposed rezone is exempt from the California Environmental Quality Act (CEQA) under Sections 15061(b)(3) and 15183 of the CEQA Guidelines, as the A-3 zoning district is generally more restrictive than the A-1 zoning district and a rezoning of the subject parcel to the A-3 district is consistent with the Lassen County zoning code and Lassen County General Plan, 2000. Additionally, pursuant to Section 15300.4 of the CEQA Guidelines, the proposed parcel map is exempt from CEQA, as the segregation of homesites has been identified by Lassen County Board Resolution No. 01-043 as locally exempt under Section 15315 of the CEQA Guidelines.

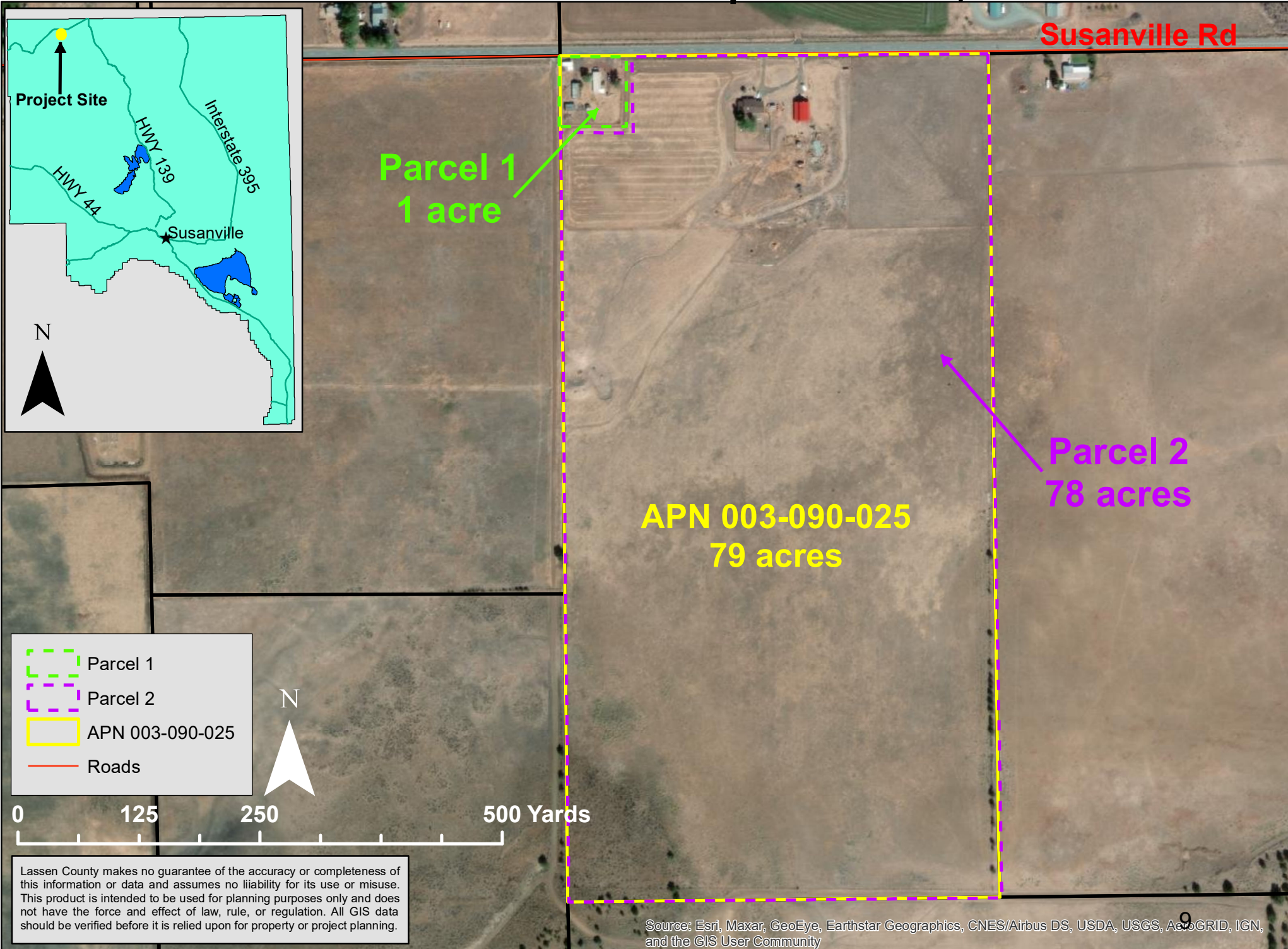
RECOMMENDED FINDINGS AND CONDITIONS BY TAC: The Technical Advisory Committee (TAC) met on June 2, 2022, and has developed recommended findings and conditions for consideration by the Planning Commission. The recommended findings and conditions can be found in the attached memos to the TAC. In addition, the recommended conditions can be found in Exhibit “A” of the draft resolution that is included in this packet.

STAFF RECOMMENDATION: Staff recommends approval of Rezone #2022-001 and Parcel Map #2022-003. The rezone and the proposed parcel sizes of Parcel 1 and Parcel 2 are consistent with Lassen County zoning code and the *Lassen County General Plan, 2000*.

Rezone #2022-001 & Parcel Map #2022-003, Crabtree



Rezone #2022-001 & Parcel Map #2022-003, Crabtree



RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION RECOMMENDING
THAT THE BOARD OF SUPERVISORS APPROVE REZONE APPLICATION #2022-001
AND TENTATIVE PARCEL MAP APPLICATION #2022-003,
LAURENCE AND DENICE CRABTREE

WHEREAS, the Planning Commission of Lassen County, after due notice, and a public hearing conducted July 5, 2022, has considered Rezone Application #2022-001 and Tentative Parcel Map Application #2022-003, Laurence and Denice Crabtree, a proposal to rezone a 79-acre parcel from A-1 (General Agricultural District) to A-3 (Agricultural District), and divide said parcel into a 1-acre “homesite” parcel and a 78-acre parcel, pursuant to Lassen County Code Section 18.108.250 (Segregation of Homesites in Agricultural Zones); and

WHEREAS, Lassen County Code Section 16.20.070 states that in approving or conditionally approving the tentative map, the Planning Commission, acting in the capacity of advisory agency, shall find that the proposed parcel map, together with its provisions for its design and improvements, is consistent with applicable general or specific plans adopted by Lassen County; and

WHEREAS, the Environmental Review Officer has determined that the proposed rezone is exempt from the California Environmental Quality Act (CEQA) under Sections 15061(b)(3) and 15183 of the CEQA Guidelines, and that the proposed parcel map is exempt, pursuant to Section 15300.4 of the CEQA Guidelines, as the segregation of homesites has been identified by Lassen County Board Resolution No. 01-043 as locally exempt under Section 15315 of the CEQA Guidelines.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Lassen County Planning Commission finds as follows:
 - a. The proposed project is consistent with the *Lassen County General Plan, 2000*, the provisions of the Lassen County Zoning Ordinance, the provisions of the Lassen County Fire Safe Ordinance, the provisions the Lassen County Subdivision Ordinance, and the provisions of the Subdivision Map Act.
 - b. The proposed project, as conditioned, will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood, nor be detrimental or injurious to property or improvements in the neighborhood or to the general welfare.

3. The Lassen County Planning Commission hereby adopts the findings and conclusions of the Director of the Department of Planning and Building Services contained in the memorandum provided for the July 5, 2022, Planning Commission meeting.
4. The Lassen County Planning Commission hereby adopts the recommended findings and conditions of the Technical Advisory Committee, contained in the memorandum provided for the July 5, 2022, Planning Commission meeting.
5. The Planning Commission hereby concurs with the Environmental Review Officer that the proposed rezone is exempt from the California Environmental Quality Act (CEQA) under Sections 15061(b)(3) and 15183 of the CEQA Guidelines, and that the proposed parcel map is exempt, pursuant to Section 15300.4 of the CEQA Guidelines, as the segregation of homesites has been identified by Lassen County Board Resolution No. 01-043 as locally exempt under Section 15315 of the CEQA Guidelines.
6. The Planning Commission hereby recommends that the Board of Supervisors approve Rezone Application #2022-001 and Tentative Parcel Map Application #2022-003, Laurence and Denice Crabtree, and adopt an ordinance to effectuate the rezone.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 5th day of July 2022, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Chairman
Lassen County Planning Commission

ATTEST:

Maurice L. Anderson, Secretary
Lassen County Planning Commission

EXHIBIT “A”
RECOMMENDED CONDITIONS OF APPROVAL FOR
PARCEL MAP APPLICATION #2022-003, CRABTREE

1. Parcel Map #2022-003 shall not be recorded until after the rezoning of the subject parcel to a zoning district compatible with a segregation of homesite (e.g., A-3) has taken effect.
2. The final map for Parcel Map No. 2022-003 shall meet all provisions of Title 16 Subdivisions, as determined by the Lassen County Surveyor and the Lassen County Planning Commission.
3. Multiple access shall be required, unless a recommendation otherwise is made by the county fire warden or the responsible fire protection agency, and approved by the county, prior to recordation of the final map for Parcel Map No. 2022-003, based on one or more of the findings listed in Lassen County Code Section 9.16.190.
4. Owners, owner’s agent(s) or applicants shall satisfy and the project shall meet all applicable requirements provided by law.
5. The parcel shall be subdivided as shown on the tentative parcel map submitted on April 4, 2022, for Parcel Map No. 2022-003.
6. Owners shall cause a field survey of the property shown on the tentative parcel map submitted for Parcel Map No. 2022-003 to be completed in accordance with Section 66448 of the Subdivision Map Act and Section 16.20.160 of the Lassen County Code.
7. A note shall be recorded on the final map for Parcel Map No. 2022-003 requiring that in the event any archeological or cultural resources are discovered during construction or any ground disturbing activities, such work is to be halted in the immediate are of the discovery until a qualified archeologist, retained at the project proponent’s expense, is consulted to assess the find’s significance and recommend appropriate mitigation measures, which the project proponent shall implement to reduce potentially significant impacts to identified cultural resources to a less than significant level.
8. A note shall be placed on Parcel Map #2022-003 stating that *“This land division is allowed pursuant to Lassen County Code, Section 18.108.250, Segregation of Homesites in Agricultural Zones. No additional Homesites shall be segregated from this property until at least ten (10) years have elapsed from the date of recordation of this parcel map. This restriction shall be binding upon the original owners and their heirs, successors and assigns of the property shown on this parcel map.”*
9. In accordance with Section 66411.1 of the Subdivision Map Act, if the applicant requests a deferral for the construction of any on or off-site improvements required by the conditional approval of the tentative parcel map submitted for Parcel Map No. 2022-003, the parcel map shall contain a note stating the construction of improvements required by

the conditional approval of the tentative parcel map submitted for Parcel Map No. 2022-003 shall be completed before any permit or other grant of approval for development of the parcels shown on the parcel map is approved and/or issued.

10. Owners, owner's agent(s) or applicants shall provide information and/or required documentation to demonstrate the project meets all applicable requirements established by the Subdivision Map Act and Lassen County Code. The applicant shall also provide documentation required to demonstrate that all conditions of approval for Parcel Map No. 2022-003 have been satisfied or fulfilled.
11. Owners, owner's agent(s) or applicants shall submit a preliminary copy of the parcel map meeting the requirements of Article 3, Parcel Maps, Sections 66444-66450 of the Subdivision Map Act and Lassen County Code, Chapter 16.20, Sections 16.20.170 and 16.20.180, to the Lassen County Surveyor for review and approval. The parcel map shall reference and show all easements of record, or any created or offered for dedication, including those shown on the tentative parcel map for Parcel Map No. 2022-003, which affect the parcel being subdivided or those being created. This review submittal shall also include the following:
 - a. A current Condition of Title report for the property shown on the tentative parcel map submitted for Parcel Map No. 2022-003.
 - b. All information required by Lassen County Code, Chapter 16.20, Sections 16.20.180 and 16.20.190.
 - c. An index of specific recorded survey maps (i.e. Records of Surveys, parcel maps, subdivision maps, G.L.O. maps and field notes) used to prepare the parcel map.
 - d. Copies of other maps, documents and data used to prepare the parcel map if unavailable in the Lassen County Surveyor's Office.
 - e. All fees required for this review.
12. After the parcel map, including its form and content, have been determined to be acceptable by the County Surveyor, in accordance with Lassen County Code, Section 16.20.200, and all conditions of the conditional approval of the tentative parcel map submitted for Parcel Map No. 2022-003 have been acceptably met, the owners, owner's agent(s) or applicants shall submit an original mylar of the parcel map, corrected to its approved final form and signed by all parties required to execute the certificates on the map, to the County Surveyor for recording in the office of the Lassen County Recorder in accordance with Lassen County Code, Sections 16.20.210 and 16.20.220. This submittal of the parcel map shall also include any documents which are required to be recorded concurrently with the parcel map. A Parcel Map Guarantee shall also be submitted along with the appropriate fees necessary to the record the parcel map and any related documents.

13. If there are any Deeds of Trust on the property, either the Trustee or the Beneficiary shall sign a certificate statement on the parcel map approving of the subdivision and the recording of the parcel map in accordance with Section 66445(e) of the Subdivision Map Act and Section 16.20.180(3)(A)(B) of the Lassen County Code.
14. Prior to recordation of Parcel Map No. 2022-003, evidence shall be provided to the Lassen County Surveyor's Office which demonstrates that the Lassen County Tax Collector is satisfied that all current and delinquent property taxes have been paid, including funds deposited that are equivalent to all estimated taxes which have become a lien not yet due or payable, for all parcels involved in the proposed land division.
15. If any building occurs on these parcels, all regulations per the Lassen County Fire Safe Council apply.

RESOLUTION NO. _____

RESOLUTION OF THE LASSEN COUNTY PLANNING COMMISSION RECOMMENDING
THAT THE BOARD OF SUPERVISORS DISAPPROVE REZONE APPLICATION #2022-
001 AND TENTATIVE PARCEL MAP APPLICATION #2022-003,
LAURENCE AND DENICE CRABTREE

WHEREAS, the Planning Commission of Lassen County, after due notice, and a public hearing conducted July 5, 2022, has considered Rezone Application #2022-001 and Tentative Parcel Map Application #2022-003, Laurence and Denice Crabtree, a proposal to rezone a 79-acre parcel from A-1 (General Agricultural District) to A-3 (Agricultural District), and divide said parcel into a 1-acre “homesite” parcel and a 78-acre parcel, pursuant to Lassen County Code Section 18.108.250 (Segregation of Homesites in Agricultural Zones); and

WHEREAS, Lassen County Code Section 16.20.070 states that in approving or conditionally approving the tentative map, the Planning Commission, acting in the capacity of advisory agency, shall find that the proposed parcel map, together with its provisions for its design and improvements, is consistent with applicable general or specific plans adopted by Lassen County; and

WHEREAS, the California Environmental Quality Act does not apply to projects which a public agency rejects or disapproves, pursuant to Sections 15061(4) and 15270(a) of the Guidelines.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The Planning Commission finds that the proposed rezone is not consistent with the *Lassen County General Plan, 2000*.
3. The Planning Commission hereby concurs with the Environmental Review Officer that the California Environmental Quality Act does not apply to projects which a public agency rejects or disapproves, pursuant to Sections 15061(4) and 15270(a) of the Guidelines.
4. The Planning Commission hereby recommends that the Board of Supervisors disapprove Rezone Application #2022-001 and Tentative Parcel Map Application #2022-003, Laurence and Denice Crabtree

RESOLUTION NO. _____

Page 2 of 2

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Lassen, State of California, on the 5th day of July 2022, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Chairman
Lassen County Planning Commission

ATTEST:

Maurice L. Anderson, Secretary
Lassen County Planning Commission

TECHNICAL ADVISORY COMMITTEE
RECOMMENDED FINDINGS AND CONDITIONS
June 2, 2022
Rezone #2022-001 & Parcel Map #2022-003, Crabtree

- ☒ County Planning Director (present, provided findings and conditions)
- ☐ County Public Works Director (not present, no findings or conditions)
- ☒ County Surveyor (present, provided findings and conditions)
- ☒ County Sanitarian (present, no findings or conditions)
- ☒ County Fire Warden (present, provided findings and conditions)
- ☒ County Assessor (present, no findings or conditions)



County of Lassen

Department of Planning and Building Services

• Planning • Building • Environmental Health • Code Enforcement • Surveyor • Surface Mining

Maurice L. Anderson, Director

707 Nevada Street, Suite 5

Susanville, CA 96130-3912

Phone: 530 251-8269

Fax: 530 251-8373

email: landuse@co.lassen.ca.us

website: www.co.lassen.ca.us

May 19, 2022

Zoning & Building

Inspection Requests

Phone: 530 257-5263

TO: Technical Advisory Committee

Agenda Date: June 2, 2022

Environmental Health

Messages: 530 251-8528

email: EHE@co.lassen.ca.us

FROM: Maurice L. Anderson, Director

RE: **REZONE #2022-001 and PARCEL MAP #2022-003, Crabtree.** Proposal to rezone a single 79-acre legal parcel from A-1 (General Agricultural District) to A-3 (Agricultural District), and divide said parcel into a 1-acre parcel (Parcel 1, “homesite” parcel) and a 78-acre parcel (Parcel 2), pursuant to Lassen County Code Section 18.108.250 (Segregation of Homesites in Agricultural Zones). The subject parcel is currently zoned A-1 (General Agricultural District) and has a land use designation of “Intensive Agriculture” pursuant to the *Lassen County General Plan, 2000*. The proposed rezone is exempt from the California Environmental Quality Act (CEQA) under Sections 15061(b)(3) and 15183 of the CEQA Guidelines, as the A-3 zoning district is generally more restrictive than the A-1 zoning district and a rezoning of the subject parcel to the A-3 district is consistent with the Lassen County zoning code and *Lassen County General Plan, 2000*. Additionally, pursuant to Section 15300.4 of the CEQA Guidelines, the proposed parcel map is exempt from CEQA, as the segregation of homesites has been identified by Lassen County Board Resolution No. 01-043 as locally exempt under Section 15315 of the CEQA Guidelines. The parcel is located at 661-960 Susanville Road, approximately 4 miles northeast of Bieber, CA. APN: 003-090-025. Staff Contact: Nancy McAllister, Senior Planner.

The Planning Division of the Lassen County Planning and Building Services Department finds as follows:

1. The subject parcel is zoned A-1 (General Agricultural District) and has a land use designation of “Intensive Agriculture” pursuant to the *Lassen County General Plan, 2000*.
2. The applicant is proposing to rezone a 79-acre legal parcel from A-1 (General Agricultural District) to A-3 (Agricultural District), to facilitate a segregation of homesite application.
3. The applicant is proposing to divide a single 79-acre parcel into a 1-acre parcel (Parcel 1, “homesite” parcel) and a 78-acre parcel (Parcel 2), pursuant to Lassen County Code Section 18.108.250 (Segregation of Homesites in Agricultural Zones).

4. According to the applicant, existing improvements on proposed Parcel 1 include a single-family residence, septic system, well, garage, two sheds, and a chicken coop, and existing improvements on proposed Parcel 2 include a single-family residence, septic system, well, and various outbuildings.
5. The subject parcel is not within the 100-year flood zone as described by the Federal Emergency Management Agency (FEMA). It is located within FEMA Flood Zone “X” (Panel #06035C0075D, 9/3/2010).
6. The minimum parcel size in the A-3 zoning district is 75 acres, except in the case of a qualifying application for a segregation of homesite.
7. The proposed A-3 zoning district is compatible with the subject parcel’s underlying “Intensive Agriculture” General Plan land use designation.
8. The proposed A-3 zoning district is generally more restrictive than the parcel’s current A-1 zoning.
9. The proposed project is consistent with the Lassen County General Plan and zoning code.
10. Lassen County Code 18.108.250 (Segregation of Homesites in Agricultural Zones) reads as follows:
 - a) In the A-3, E-A, U-C, and U-C-2 districts, the subdivision of property in order to separate legally one homesite from the remaining agricultural land may be allowed pursuant to this section. The application for subdivision shall include a proposed plan of development and use for the entire area of existing parcels under the same or related ownership, containing the site of one or more existing or proposed dwellings. The planning commission may approve such applications only after finding, in addition to other findings, that:
 - i. The proposed parcel is not greater than forty (40) acres, or an aliquot portion of a section of land consisting of one-quarter of one-quarter section, or five percent (whichever is greater) of the agriculturally-zoned land held in contiguous ownership by the project applicant at the time of the application, and not less than one acre;
 - ii. The remaining parcel of contiguous ownership of the project applicant will not be less than the required minimum parcel size of the agricultural district(s) in which the lands are located;
 - iii. The proposed segregation and development will not reduce the capabilities for agricultural use of the non-homesite parcel and surrounding properties;

- iv. The proposed segregation and development is justified or made necessary by the occupancy of homesites, ownership of property, organizational structure of the farm business, financing requirements, retirement planning or similar circumstances;
 - v. The proposed parcels meet the requirements of the county health department for sewage disposal and water supply.
- b) Prior to the division being effective, the owner or owners of the property included in the approved subdivision shall execute and cause to be recorded in the office of the recorder of Lassen County a restriction binding upon the original owners and their heirs, successors and assigns, which disallows additional homesites to be segregated, pursuant to this section, from the property until at least ten years has elapsed from the date of recordation of the subdivision instrument.
11. The proposed project is consistent with the provisions of Lassen County Code Section 18.108.250 (Segregation of Homesites in Agricultural Zones).
12. The subject legal parcel has not been associated with a prior homesite segregation within the last ten years.
13. Lassen County Code Section 18.124.010 et seq. establish the regulations regarding the rezone (zoning amendment) process more generally. Lassen County Code Sections 18.124.030 and 18.124.040 in part require that the Planning Commission hold a public hearing and “submit a report of its findings and a summary of such hearing, together with its recommendations with respect to the proposed amendment” to the Board of Supervisors. Lassen County Code Section 18.124.050(a) requires that the Board of Supervisors receive the Planning Commission’s report and provides that the Board of Supervisors may adopt the proposed amendment within 90 days of such receipt.
14. Lassen County Code Chapter 16.20 et seq. establishes the regulations regarding approval of tentative parcel maps.
15. Planning commission actions, as related to approval, are outlined by Lassen County Code Section 16.20.070 as follows:
- a) In approving or conditionally approving the tentative map, the planning commission, acting in the capacity of the advisory agency, shall find that the proposed parcel map, together with its provisions for its design and improvements, is consistent with applicable general or specific plans adopted by Lassen County.
 - b) The planning commission may modify or delete any of the conditions of approval recommended in the technical advisory committee report, except conditions required by county ordinance. The planning commission may add additional requirements as a condition of its approval.

- c) If no action is taken by the planning commission within the time limit as specified, the tentative map as filed shall be deemed to be approved, insofar as it complies with other applicable provisions of the Subdivision Map Act, this chapter or other county ordinances, and it shall be the duty of the county clerk to certify the approval.
16. Pursuant to Lassen County Code Section 16.20.080, the planning commission shall deny approval of the tentative map if it makes any of the following findings:
- a) That the proposed map is not consistent with applicable general and specific plans;
 - b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans;
 - c) That the site is not physically suitable for the type of development;
 - d) That the site is not physically suitable for the proposed density of development;
 - e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
 - f) That the design of the subdivision or the type of improvements is likely to cause serious public health problems;
 - g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements for access or for use will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.
17. Pursuant to Lassen County Code Section 16.20.085, a tentative parcel map application is to be considered by the county in conjunction with an application for a general plan amendment, a rezoning, a variance and/or a development agreement, the planning commission's action pursuant to either Section 16.20.070 or 16.20.080 shall be advisory to the board of supervisors. The board shall have the authority to approve, conditionally approve or deny the tentative parcel map application. Public notice requirements for board of supervisors' action shall be as set forth in Section 16.20.060.
18. Pursuant to Lassen County Code Section 9.16.190, multiple access is required for parcel map applications, unless otherwise recommended by the county fire warden or the responsible fire protection agency, and approved by the county, based on one or more of the following findings:

- a) The acreage divided by the map will not result in parcels below forty acres in size; or
 - b) The proposed division is within an unclassified fire hazard area; or
 - c) The length of dead-end roads meets criteria established in section 1273.08 of the State Fire Safe Regulations; or
 - d) The potential number of lots/parcels to be served by the one access route would not warrant a second route of ingress/egress;
 - e) An adequately maintained and continuously available emergency fire escape road is available. An emergency “fire escape road” requires a minimum twenty-foot right-of-way with a sixteen-foot-wide roadbed. The right-of-way may be a deeded easement or an alternative acceptable to the department of public works. Emergency fire escape roads are to be posted with an approved sign; or
 - f) The resulting lots/parcels front on an existing publicly maintained road; or
 - g) Other suitable measures are recommended by the county fire warden or the responsible fire agency for approval.
19. The proposed rezone is exempt from the California Environmental Quality Act (CEQA) under Sections 15061(b)(3) and 15183 of the CEQA Guidelines, as the A-3 zoning district is generally more restrictive than the A-1 zoning district and a rezoning of the subject parcel to the A-3 district is consistent with the Lassen County zoning code and *Lassen County General Plan, 2000*. Additionally, pursuant to Section 15300.4 of the CEQA Guidelines, the proposed parcel map is exempt from CEQA, as the segregation of homesites has been identified by Lassen County Board Resolution No. 01-043 as locally exempt under Section 15315 of the CEQA Guidelines.

The Planning Division of the Lassen County Department of Planning and Building Services recommends the following conditions be placed on the project if approved.

- 1. A note shall be recorded on the final map for Parcel Map No. 2022-003 requiring that in the event any archeological or cultural resources are discovered during construction or any ground disturbing activities, such work is to be halted in the immediate are of the discovery until a qualified archeologist, retained at the project proponent’s expense, is consulted to assess the find’s significance and recommend appropriate mitigation measures, which the project proponent shall implement to reduce potentially significant impacts to identified cultural resources to a less than significant level.
- 2. The final map for Parcel Map No. 2022-003 shall meet all provisions of Title 16 Subdivisions, as determined by the Lassen County Surveyor and the Lassen County Planning Commission.

3. Multiple access shall be required, unless a recommendation otherwise is made by the county fire warden or the responsible fire protection agency, and approved by the county, prior to recordation of the final map for Parcel Map No. 2022-003, based on one or more of the findings listed in Lassen County Code Section 9.16.190.
4. A note shall be placed on Parcel Map #2022-003 stating that *“This land division is allowed pursuant to Lassen County Code, Section 18.108.250, Segregation of Homesites in Agricultural Zones. No additional Homesites shall be segregated from this property until at least ten (10) years have elapsed from the date of recordation of this Parcel Map. This restriction shall be binding upon the original owners and their heirs, successors and assigns of the property shown on this parcel map.”*
5. Parcel Map #2022-003 shall not be recorded until after the rezoning of the subject parcel to a zoning district compatible with a segregation of homesite (e.g., A-3) has taken effect.



County of Lassen

Department of Planning and Building Services

• Planning • Building • Environmental Health • Code Enforcement • Surveyor • Surface Mining

May 12, 2022

RECEIVED

JUN 02 2022

Maurice L. Anderson, Director

707 Nevada Street, Suite 5

Susanville, CA 96130-3912

Phone: 530 251-8269

Fax: 530 251-8373

email: landuse@co.lassen.ca.us

website: www.co.lassen.ca.us

TO: Technical Advisory Committee
Agenda Date: June 2, 2022

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

Zoning & Building

Inspection Requests

Phone: 530 257-5263

FROM: Don Willis, Lassen County Surveyor

Environmental Health

Messages: 530 251-8528

email: EHE@co.lassen.ca.us

RE: Parcel Map No. 2022-003 – Laurence and Denice Crabtree.
Assessor's Parcel Number: 003-090-025.

LASSEN COUNTY SURVEYOR FINDS AS FOLLOWS:

1. The parcel to be considered, as the same is shown on the tentative parcel map submitted with application for Parcel Map No. 2022-003, is owned by Laurence Crabtree and Denice Crabtree, husband and wife as joint tenants, per a Grant Deed recorded on July 19, 2004 as Document No. 2004-06830 of the Official Records of Lassen County, California. The subject parcel is represented by Assessor's Parcel Number 003-090-025 and is located in a portion of Section 17, Township 38 North, Range 8 East, Mount Diablo Base and Meridian.
2. The legal description shown in the vesting deed listed in Findings Item Number One above describes the subject property as the West one-half of the Southeast one-quarter (W1/2 SE1/4) of Section 17, Township 38 North, Range 8 East, Mount Diablo Base and Meridian, *excepting therefrom* the interest conveyed in a deed recorded on August 29, 2002 as Document No. 2002-06577 of the Official Records of Lassen County. This exception is for an easement along Susanville Road, County Road No. 422, that was granted to the County of Lassen for slightly more than the northerly thirty feet of the subject property.
3. The underlying legal parcel of the subject property was originally created when the East one-half of the Southeast one-quarter (E1/2 SE1/4) of said Section 17 was separately conveyed, as evidenced by a Grant Deed that was recorded on January 3, 1964 in Book 186, Page 290, of the Official Records of Lassen County. This parcel had previously been combined with the West one-half of the Southeast one-quarter (the subject property), which together make up the Southeast one-quarter of said Section 17. The Southeast one-quarter is how the parcel previously existed and is described in a deed that was recorded on May 19, 1958 in Book 139, Page 302, of the Official Records of Lassen

County. The conveyance in 1964, which caused a division of land, would have been allowable at that point in time as parcels could be created by the recordation of a deed and parcel maps (which require local agency approval) were not required to be filed until March 4, 1972. Based on the above, this parcel is in compliance with the provisions of the Subdivision Map Act and local ordinances since it existed in its current configuration prior to March 4, 1972 and did not result from a division of land in which five or more parcels were created.

4. The existing parcel size of the subject property is approximately 79 acres as listed on the application that was submitted for Parcel Map No. 2022-003. The tentative parcel map that was submitted shows that a new 1.00 acre parcel (209 ft. x 209 ft.), labeled as "Proposed New Parcel," will be created in the northwesterly corner of the existing parcel. This will cause the remaining parcel to be approximately 78 acres in size. A Segregation of Homesite has been requested for the 1.00 acre parcel in accordance with Section 18.108.250 of the Lassen County Code.
5. The tentative parcel map submitted for Parcel Map No. 2022-003 shows that access to the subject property is by way of Susanville Road (A-2), County Road No. 422, which is in the County maintained road system. The existing parcel currently abuts this road and both proposed parcels would directly abut it as well if the proposed parcel map were approved.
6. The tentative map that was submitted for Parcel Map No. 2022-003 does not show a right-of-way width for said Susanville Road. There are also no filed surveys in the area that indicate a right-of-way width for Susanville Road. There is an easement deed (as noted in Findings Item Number Two above) that was recorded on August 29, 2002 as Document No. 2002-06577 of the Official Records of Lassen County which granted an easement to the County of Lassen over slightly more than the northerly 30 feet of the subject property. The easement deed does not describe the purpose of the easement but it can safely be assumed that it was granted to the County to provide for public road and public utility purposes along Susanville Road.
7. The requirements for the subdivision of land in California are established by California Government Code Section 66410, et seq., known as the Subdivision Map Act.
8. The requirements for the subdivision of land in Lassen County are established by Lassen County Code Title 16, Subdivisions.
9. The requirements for Parcel Maps in Lassen County are established by Lassen County Code, Chapter 16.20.

10. The requirements for a Segregation of Homesite in Lassen County are established by Lassen County Code Title 18, Zoning, Chapter 18.108, Special Provisions, Section 18.108.250.

LASSEN COUNTY SURVEYOR RECOMMENDS THE FOLLOWING CONDITIONS FOR PARCEL MAP NO. 2022-003 (LAURENCE AND DENICE CRABTREE):

1. Owners, owner's agent(s) or applicants shall satisfy and the project shall meet all applicable requirements provided by law.
2. The parcel shall be subdivided as shown on the tentative parcel map submitted on April 4, 2022 for Parcel Map No. 2022-003.
3. Owners shall cause a field survey of the property shown on the tentative parcel map submitted for Parcel Map No. 2022-003 to be completed in accordance with Section 66448 of the Subdivision Map Act and Section 16.20.160 of the Lassen County Code.
4. A note shall be placed on the parcel map stating that *"This land division is allowed pursuant to Lassen County Code, Section 18.108.250, Segregation of Homesites in Agricultural Zones. No additional Homesites shall be segregated from this property until at least ten (10) years have elapsed from the date of recordation of this parcel map. This restriction shall be binding upon the original owners and their heirs, successors and assigns of the property shown on this parcel map."*
5. In accordance with Section 66411.1 of the Subdivision Map Act, if the applicants request a deferral for the construction of any on or off-site improvements required by the conditional approval of the tentative parcel map submitted for Parcel Map No. 2022-003, the parcel map shall contain a note stating the construction of improvements required by the conditional approval of the tentative parcel map submitted for Parcel Map No. 2022-003 shall be completed before any permit or other grant of approval for development of the parcels shown on the parcel map is approved and/or issued.
6. Owners, owner's agent(s) or applicants shall provide information and/or required documentation to demonstrate the project meets all applicable requirements established by the Subdivision Map Act and Lassen County Code. The applicants shall also provide documentation required to demonstrate that all conditions of approval for Parcel Map No. 2022-003 have been satisfied or fulfilled.
7. Owners, owner's agent(s) or applicants shall submit a preliminary copy of the parcel map

meeting the requirements of Article 3, Parcel Maps, Sections 66444-66450 of the Subdivision Map Act and Lassen County Code, Chapter 16.20, Sections 16.20.170 and 16.20.180, to the Lassen County Surveyor for review and approval. The parcel map shall reference and show all easements of record, or any created or offered for dedication, including those shown on the tentative parcel map for Parcel Map No. 2022-003, which affect the parcel being subdivided or those being created. This review submittal shall also include the following:

- (a) A current Condition of Title report for the property shown on the tentative parcel map submitted for Parcel Map No. 2022-003.
 - (b) All information required by Lassen County Code, Chapter 16.20, Sections 16.20.180 and 16.20.190.
 - (c) An index of specific recorded survey maps (i.e. Records of Surveys, parcel maps, subdivision maps, G.L.O. maps and field notes) used to prepare the parcel map.
 - (d) Copies of other maps, documents and data used to prepare the parcel map if unavailable in the Lassen County Surveyor's Office.
 - (e) All fees required for this review.
8. After the parcel map, including its form and content, have been determined to be acceptable by the County Surveyor, in accordance with Lassen County Code, Section 16.20.200, and all conditions of the conditional approval of the tentative parcel map submitted for Parcel Map No. 2022-003 have been acceptably met, the owners, owner's agent(s) or applicants shall submit an original mylar of the parcel map, corrected to its approved final form and signed by all parties required to execute the certificates on the map, to the County Surveyor for recording in the office of the Lassen County Recorder in accordance with Lassen County Code, Sections 16.20.210 and 16.20.220. This submittal of the parcel map shall also include any documents which are required to be recorded concurrently with the parcel map. A Parcel Map Guarantee shall also be submitted along with the appropriate fees necessary to the record the parcel map and any related documents.
9. If there are any Deeds of Trust on the property, either the Trustee or the Beneficiary shall sign a certificate statement on the parcel map approving of the subdivision and the recording of the parcel map in accordance with Section 66445(e) of the Subdivision Map

Act and Section 16.20.180(3)(A)(B) of the Lassen County Code.

10. Prior to recordation of Parcel Map No. 2022-003, evidence shall be provided to the Lassen County Surveyor's Office which demonstrates that the Lassen County Tax Collector is satisfied that all current and delinquent property taxes have been paid, including funds deposited that are equivalent to all estimated taxes which have become a lien not yet due or payable, for all parcels involved in the proposed land division.

Respectfully submitted,



Don Willis, L.S. 7742
Lassen County Surveyor



DEPARTMENT OF FORESTRY AND FIRE PROTECTION

Lassen Modoc Unit
697-345 Highway 36
Susanville, CA 96130
(530) 257-4171

RECEIVED

MAY 19 2022



LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

March 28, 2022

From: The Lassen County Fire Warden's Office
697-345 Highway 36
Susanville, CA 96130
(530) 257-4171

To: Lassen County Building and Planning Department
707 Nevada St # 5
Susanville, CA
(530) 251-8269

RE: PARCEL MAP #2022-003, Crabtree.

Findings:

1. This parcel is located within the Big Valley Fire District.
2. This parcel is located in the LRA (Local Responsibility Area).
3. There is no Fire Hazard Severity Zone within the LRA.
4. Per Lassen County Code Title 9.16.030
 - (a) These regulations shall apply to:
 - (1) The perimeters and access to all residential, commercial, and industrial building construction within the SRA approved after January 1, 1991
 - (3) All tentative and parcel maps or other developments approved after January 1, 1991

Conditions:

1. If any building occurs on these parcels, all regulations per the Lassen County Fire Safe Council apply.

Steve Clement
Fire Captain
CAL FIRE Lassen Modoc Unit
Lassen County Fire Warden's Office



REZONE APPLICATION

FILING FEE: \$1,350 and ENVIRONMENTAL HEALTH FEE: \$85
DEPARTMENT OF PLANNING AND BUILDING SERVICES 707
Nevada Street, Suite 5 · Susanville, CA 96130-3912
(530) 251-8269 · (530) 251-8373 (fax)
www.co.lassen.ca.us

RECEIVED

APR 04 2022

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

Form must be typed or printed clearly in black or blue ink. All sections must be completed in full.
This application consists of one page; only attach additional sheets if necessary.

FILE NO. RZ #2022-001

Property Owner/s	Property Owner/s
Name: <u>Laurence Crabtree</u>	Name: <u>Denise Crabtree</u>
Mailing Address: <u>P.O. Box 213</u>	Mailing Address: <u>P.O. Box 213</u>
City, ST, Zip: <u>Bieber CA 96009</u>	City, ST, Zip: <u>Bieber CA 96009</u>
Telephone: <u>530 640 0240</u> Fax:	Telephone: Fax:
Email: <u>ldcrabtree@frontiernet.net</u>	Email: <u>ldcrabtree@frontiernet.net</u>

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input checked="" type="checkbox"/>	Correspondence also sent to: <input type="checkbox"/>
Name:	Name:
Mailing Address:	Mailing Address:
City, ST, Zip:	City, ST, Zip:
Telephone: Fax:	Telephone: Fax:
Email:	Email: License #:

Project Address or Specific Location: <u>661-960 Co. Rd. AZ ; 661-970 Co. Rd. AZ</u>			
Deed Reference: Book:	Page:	Year:	Doc#:
Zoning: <u>A-1</u>	General Plan Designation: <u>A-1</u>		
Parcel Size (acreage): <u>79 ac</u>	Section:	Township:	Range:

Assessor's Parcel Number(s): <u>003 - 090 - 025 - 000</u>	-	-	-
-	-	-	-

Present Zoning: <u>A-1</u>	Proposed Zoning: <u>A-3</u>
General Plan Amendment Required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No General Plan Amendment Submitted: <input type="checkbox"/> Yes <input type="checkbox"/> No *Staff Initial:	
Project Description: <u>Separating existing house, well, power and improvements from existing parcel</u>	

SIGNATURE OF PROPERTY OWNER(S): I HEREBY ACKNOWLEDGE THAT: I have read this application and state that the information given is both true and correct to the best of my knowledge. I agree to comply with all County ordinances and State laws concerning this application.		*SIGNATURE OF APPLICANT/AUTHORIZED REPRESENTATIVE (Representative may sign application on behalf of the property owner only if Letter of Authorization from the owner/s is provided).	
<u>Laurence Crabtree</u>	Date: <u>4/4/2022</u>		Date:
<u>Denise Crabtree</u>	Date: <u>4/4/2022</u>		Date:

See associated process form for required attachments and instructions.

March 28, 2022

Nancy J. McAllister

Associate Planner

Planning and Building Services

707 Nevada St. Suite 5

Susanville CA 96130

This letter constitutes a request to initiate the Parcel Map Process and a Rezone Application. The rezone would change parcel AP-003-090-025-000 from A-1 to A-3. This would allow a home parcel to be established. The existing home on the proposed parcel at 661-970 County Rd. A2 has been occupied continuously for at least 60 years. There will be no changes to use. The other house on the property is completely independent in terms of water, power and access and is approximately 1/8 mile away.

I have enclosed a vicinity map and Proposed Parcel Map as well as a check for \$3205 to initiate these processes.



Laurence Crabtree

P.O. Box 213

Bieber, CA 96009

(530) 640 0240

RECEIVED

MAR 30 2022

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES



TENTATIVE PARCEL MAP/SUBDIVISION APPLICATION

FILING FEE: \$1,600 PARCEL MAP; \$1,750 AND \$56 PER LOT SUBDIVISION and

ENVIRONMENTAL HEALTH FEE: \$85 per parcel

DEPARTMENT OF PLANNING AND BUILDING SERVICES

707 Nevada Street, Suite 5 · Susanville, CA 96130-3912

(530) 251-8269 · (530) 251-8373 (fax)

www.co.lassen.ca.us

RECEIVED
APR 04 2022
LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES

Form must be typed or printed clearly in black or blue ink.

All sections must be completed in full. Only attach additional sheets if necessary.

FILE NO. PM2022-003

Property Owner/s	Property Owner/s
Name: <u>Lawrence Crabtree</u>	Name: <u>Denise Crabtree</u>
Mailing Address: <u>P.O. Box 213</u>	Mailing Address: <u>P.O. Box 213</u>
City, ST, Zip: <u>Bieber CA 96009</u>	City, ST, Zip: <u>Bieber CA 96009</u>
Telephone: <u>(530) 640-0240</u> Fax:	Telephone: Fax:
Email: <u>ldcrabtree@frontier.net.net</u>	Email: <u>ldcrabtree@frontier.net.net</u>

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input checked="" type="checkbox"/>	Correspondence also sent to: <input type="checkbox"/>
Name:	Name:
Mailing Address:	Mailing Address:
City, ST, Zip:	City, ST, Zip:
Telephone: Fax:	Telephone: Fax:
Email:	License #:

Project Address or Specific Location: <u>661-960 Co. Rd A2 ; 661-970 Co Rd A2</u>			
Deed Reference: Book:	Page:	Year:	Doc#:
Zoning: <u>A-1</u>	General Plan Designation: <u>A-3 A-1</u>		
Parcel Size (acreage): <u>7.9</u>	Section:	Township:	Range:

Assessor's Parcel Number(s): <u>003-090-025-000</u>	-	-	-
---	---	---	---

<input type="checkbox"/> Subdivision (5 or more parcels created)	
Number of Parcels: _____ Parcel Size Range: _____ (acres or square feet). Use: _____	
<input checked="" type="checkbox"/> Parcel Map (4 or fewer parcels created).	
Parcel No. _____	Size: <u>209'x209'</u> (acres or square feet). Uses: <u>Home, improvements, #1 ac</u>
Parcel No. _____	Size: _____ (acres or square feet). Uses: _____
Parcel No. _____	Size: _____ (acres or square feet). Uses: _____
Parcel No. _____	Size: _____ (acres or square feet). Uses: _____

SIGNATURE OF PROPERTY OWNER(S): I HEREBY ACKNOWLEDGE THAT: I have read this application and state that the information given is both true and correct to the best of my knowledge. I agree to comply with all County ordinances and State laws concerning this application.		*SIGNATURE OF APPLICANT/AUTHORIZED REPRESENTATIVE (Representative may sign application on behalf of the property owner only if Letter of Authorization from the owner/s is provided).	
<u>Lawrence Crabtree</u> Date: <u>4/4/2022</u>		Date: _____	
<u>Denise Crabtree</u> Date: <u>4/4/2022</u>		Date: _____	

See associated process form for required attachments.

1. Multiple (secondary) access provided for emergency fire equipment and shown on the Tentative Map:
☒ Yes ☐ No. Explain reason for lack of multiple access (e.g. parcels over forty acres, parcels front a publicly maintained road, etc.; see Lassen County Code Section 9.16.102): _____
2. Proposed Water Source: ☐ Public System ☒ Private System
Explain Well _____
3. Method of Sewage Disposal: ☐ Public System ☒ Private System
Explain Sept. 2 _____
4. List All Recorded Access and Utility Easements: _____
5. Does the Owner Own Other Land Near the Project Site? ☐ No ☒ Yes APN(s) 003-090-025-000

CRABTREE
PARCEL PROPOSAL
APRIL 4 2022

Quail
Lane
Pvt
10' wide

Proposed
New Parcel
(Detail Below)

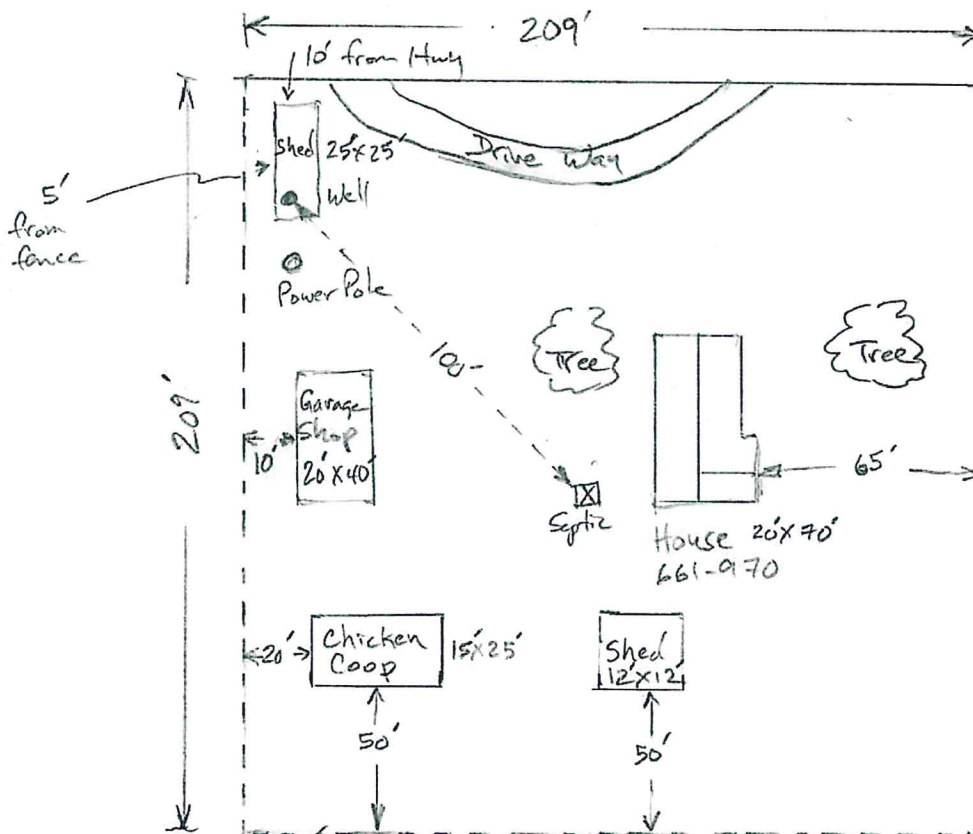
x septic
House (Existing)
200'
Well



RECEIVED

APR 04 2022

LASSEN COUNTY DEPARTMENT OF
PLANNING AND BUILDING SERVICES



Proposed New Parcel Map
All "Improvements" Existing
No known easements